

## Ailesbury, Sunview East, Ballyhooley Road, Cork City.

BER A2



ERA Downey McCarthy Auctioneers are excited to the launch to the market this spectacular, Architect designed, 4 bedroom detached residence, located within a quiet cul-de-sac within the heart of Cork city centre. The design process behind this unique property was centred mainly around creating the perfect modern family home and the brief has been fully accomplished here. With its excellently proportioned living areas, its breath taking and light filled open plan kitchen/dining/living area, its above average sized bedrooms and its superb outside space combined with energy efficiency and a mature residential address all the boxes have been ticked here at Ailesbury.



AMV: €495,000

PSRA Licence No. 002584

## Accommodation

- Reception Hallway

An open porch allows access to a teak door with glass centre and side panelling which in turn allows access into the reception hallway. An internal porch with double oak engineered doors with glass panelling allows access into the hallway. This magnificent reception hallway features high quality tiled flooring. Features include recessed spot lighting, magnificent décor and extensive under stair storage. The under-stair storage is an open area with recess spot lighting inserted into the back of the stairs.



- Guest W.C

The guest W.C offers a two-piece suite with superb modern tiling with border tiles and integrated under-sink shelving. Features include one window overlooking the side of the property, a centre light fitting and access is available from here to the main services room for the property.

- Living Room

Located at the front of the property, the living room has a feature bay window which includes a curtain rail and curtains. Features include carpet flooring, modern décor, recessed spot lighting, electric fireplace, eight power points, two television points and one telephone point.



- Kitchen/Dining

This magnificent open plan kitchen/dining/living area incorporates two floor levels. The kitchen features bespoke, solid oak, fitted units at eye and floor level with a composite worktop counter and large island unit. A window overlooks the side of the property and two centre light fittings are positioned over the island. The kitchen boasts an integrated double oven, hob, fridge freezer, dishwasher, sink, extractor fans and fourteen power points. Steps from the kitchen allow access to superb living/dining area.



A large glazed rear wall with double sliding doors allows access to a patio area and rear garden off this room. The west facing rear aspect floods the rear of the house with natural light all day. This area offers beautiful tiled flooring, two Velux windows overlooking the side of the property and a vaulted ceiling with recessed spot lighting. The room has wall mounted shelving, a solid fuel stove, an integrated tv surround, eight power points and two television points.



- Utility Room

Located off the kitchen, the utility room has tiled flooring, one window overlooking the side of the property and built-in units at floor level in an L-shape. There is plumbing for a washing machine and drier and six power points.

- Stairs and first floor landing

The stairs and landing have been fitted with carpet flooring and recessed wall lighting. The landing has a window overlooking the side of the property, two feature wallpapered walls, recessed spot lighting, one radiator and a smoke alarm. Access to two bedrooms is gained from this area.

- Bedroom 1

This amazing double bedroom is located at the front of the property and feature's a bay window. The room has carpet flooring, attractive décor, recessed spot lighting, one radiator, six power points and access to a walk-in wardrobe.



The walk-in wardrobe features extensive built-in storage space throughout complete with integrated shelving and hanging.



- En Suite

The en-suite bathroom features a three piece suite with a fitted showerhead over the bath and a window overlooking the front of the property. The room has integrated shelving and mirrors, recessed spot lighting and attractive tiling throughout to include border tiles. There is a large built-in storage unit under the sink, one radiator and a feature wall with a recessed mirror and a mosaic tiled windowsill.

- Bedroom 2

This spacious double bedroom has one window to the rear of the property including a curtain rail and curtains. The room has carpet flooring, a freestanding Sliderobe unit, recessed spot lighting, one radiator, six power points and access to an en-suite bathroom.



- En Suite 2

The en-suite bathroom features a three piece suite with a fitted showerhead over the bath and a window overlooking the rear of the property. The room has integrated shelving units and mirrors, recessed spot lighting and attractive tiling throughout to include border tiles, storage underneath the sink, one radiator, a feature wall with recessed mirror, mosaic tiling on the windowsill, recessed lighting and attractive tiling with border tile surround.

- Stairs and second floor landing

The stairs and landing has been fitted with carpet flooring and recessed wall lighting. The landing has a window overlooking the side of the property, recessed spot lighting, one radiator and an access hatch to the attic. There is one smoke alarm and access to a walk-in storage area.

- Bedroom 3

A large double bedroom with window to the side of the property offering spectacular views over Cork city centre and the surrounding countryside. The room has carpet flooring, a feature wall papered wall, impressive Sliderobe fitted units, one radiator and six power points.



- Bedroom 4

A magnificent double room has a window to the side of the property which includes a curtain rail and curtains. The room has Sliderobe fitted units, luxury fitted carpet, a feature wall papered wall, one radiator, recessed lighting and six power points.



- Home Office

A large single room has a Velux window overlooking the front of the property. The room has carpet flooring, attractive décor, one radiator, recessed spot lighting and two power points.

- Shower Room

A magnificent shower room features a two piece suite and a double corner shower. The room is impressively tiled to include an attractive border detail, recessed integrated mirrors with mosaic border tiles, one radiator, one Velux window overlooking the rear of the property and under-sink storage.



## Features

- Approx. 217 Sq. M / 2336 Sq. Ft
- Designed by BRH Design Partners Architecture
- A2 BER Rating
- 4 x double bedroom & a large home office room
- Unique Architectural Finish with High Quality Materials (Limestone cladding, Natural Stone and Cedar Cladding to Front elevation).
- Underfloor heating throughout ground floor and low temperature radiators to upper floors.
- Full heat recovery and ventilation system throughout
- Daikin air to water heat pump
- German triple glazed windows.
- Quality Dik Geurts wood burning stove to back kitchen / dining / living room.
- Huge insulation specification.
- Large private west facing rear garden.
- Custom joinery by Unique Fitout
- Bespoke oak fitted kitchen with Large 2.4m long island unit
- Built in 2016
- Located close to all amenities.
- 250m walk to Bus Stop with regular bus routes to Cork city centre, CIT & UCC, Douglas and Bishopstown
- 800m walk to St. Lukes Cross
- 10 Minute drive to Apple Ireland, Mahon Point & Little Island

## Outside



AMV: €495,000

PSRA Licence No. 002584



Garry O'Donnell  
60 South Mall, Cork  
087 752 2244  
garry@eracork.ie

Sean McCarthy  
60 South Mall, Cork  
086 838 5768  
sean@eracork.ie

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



€495,000

PSRA Licence No. 002584